

Gerard Righetti

Director - Valuations
[Residential Prestige & Projects]

B.Bus. (Prop.), AAPI

CHARTER.
KECK CRAMER



Gerard Righetti is a Director of Charter Keck Cramer, a leading Australian strategic property consulting firm. He joined Charter in 1997 and worked as a Valuer since qualification during 2000. Gerard left Charter in 2004 to work in London for a Property Advisory firm, DTZ, until his return in late 2005.

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**Leaders in
Property
Intelligence.**

Gerard has broad valuation experience, providing consultancy and valuation advice to a range of market participants and stakeholders, providing advice on all areas of the residential market, specialising in medium and high density residential and mixed use development land and projects.

PROFESSIONAL BACKGROUND

Academic qualifications and relevant industry associations.

- » Bachelor of Business (Property) - RMIT
- » Associate of the Australian Property Institute - API Member No. 62842

SPECIALISATION

Gerard specialises in property valuation and real estate consultancy. As a Director for Charter Keck Cramer, Gerard's area of professional expertise is the residential sector, with a key focus on the development market, providing specialist development advisory to Australia's leading financial institutions, high net worth individuals, private and public development entities and government agencies. Areas of specialisation include:

- » Formal valuation reporting and analysis for medium and high density residential and mixed use development sites and projects.
- » Development advisory.
- » Development feasibility analysis.
- » Pre-project due diligence.
- » Valuation reporting to major financial institutions.

INDUSTRY EXPERIENCE

Gerard has valued or provided property related advice to financial institutions, investors, prospective purchasers, vendors and developers.

Areas of specialisation for Residential Prestige & Projects predominantly include metropolitan Melbourne and Victoria more generally.

An example of Gerard's experience is highlighted with the following engagements:

Polaris, Plenty Road, Bundoora

Polaris is a significant 10.5 ha in-fill development site that with extensive frontage to the eastern side of Plenty Road, and forms part of the original Larundel Psychiatric Hospital site. The project is being developed by private developer Deal Corporation and comprises a comprehensive multi-staged development with a

neighbourhood shopping centre complex incorporating a Woolworths Supermarket, Dan Murphy's Liquor outlet and specialty shops. Current and future stages comprise commercial office development, a student accommodation precinct, aged care/retirement accommodation and various forms of residential accommodation including townhouse style development, new apartment buildings and conversion of existing heritage buildings for residential accommodation. Gerard has provided advice to stakeholders over the last ten years of the project, relating to valuation, feasibility and highest and best use analysis.

Parkville Gardens Precinct, Parkville

The Parkville Gardens precinct is Crown Land under the proprietorship of the State of Victoria, and is the residual land from the 2006 Commonwealth Games Village positioned on the south-western side of Galada Avenue, Parkville adjoining CityLink. The land is being developed on a staged basis in accordance with a Project Delivery Agreement between Village Park Consortium (Frasers Property & Citta Property Group) and Major Projects Victoria as the Responsible Entity for managing the State Government's interest. The development comprises in excess of 1000 dwellings of which 20% will be dedicated to social housing. Gerard has provided valuation advice on a staged bases for construction funding and developments rights valuation advice.

Banbury Village, Footscray

Banbury Village was undertaken by Cedar Woods Properties Limited and relates to the redevelopment of the 8.8 ha former South Pacific Tyres manufacturing site adjacent to the Whitten Oval and West Footscray Railway Station, comprising a multi-staged residential development with a variety of built-form densities across house, townhouse and apartment style construction. Banbury Village project marketing launched on a staged basis from 2009, with the delivery of in excess of 250 houses/townhouses and 200 apartments. Gerard was involved at various stages of the project providing valuation advice to management and to facilitate construction funding with a major financial institution.